TENTATIVE SUBDIVISION MAP GENERAL NOTES: THE INTERNAL STREET WILL BE A PRIVATE STREETS. COUNTY OF SAN DIEGO TRACT NO. 5443 RPL 3 OWNERS/SUBDIVIDER GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS. WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. **OWNERS** THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH GARY VAN EIK 841 QUAILS TRAIL THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE VISTA, CA 9208 MONTE VISTA DE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT THE ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID EXISTING RIGHT OF WAY GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY. ORK VIEW CIRCL ZONING REQUIREMENTS: ENGINEER OF WORK: **EXISTING** USE REGULATIONS: RR .5 NEIGHBORHOOD REGS (483.8) IE 18" CMF land planning, civil engineering, surveying DENSITY 5115 AVENIDA ENCINAS LOT SIZE (AC) .5 ACRE BUILDING TYPE CARLSBAD, CA. 92008-4387 TB 1108 C-2 (760) 931–8700 MAX. FLOOR AREA FLOOR AREA RATIO HEIGHT PE 477 COVERAGE (483.8) IE IN 18" CMP SETBACK .62 AC GROSS PP 480. X IE QUE 30" RCP AERIAL TOPOGRAPHY CONNECT TO EXIST 18" OPEN SPACE .50 AC NE PAD ELEV. PAD ELEV. SPECIAL AREA REGS TOTAL LOTS AND AREA: POWER POLE TO EARTHWORK QUANTITIES BE RELOCATED ACREAGE: 3.00 AC GROSS YORK VEW HVA23 TYPICAL SECTION 2.82 AC. NET (EXISTING) CUT: 3,300 C.Y. FILL: 3,300 C.Y. IMPORT: 0 C.Y. CIRCLE LOTS: (RESIDENTIAL) 5 GRASSY SWALE MIN. LOT SIZE: 0.5 ACRE ASSESSOR'S PARCEL NUMBERS NO. OF DWELLING UNITS: 5 UNITS A.P.N. 184-012-12 TAX RATE AREA: 96036 HOUSE TO EASEMENT TO GENERAL PLAN DESIGNATION: RESIDENTIAL 3 EXISTING— STRUCTURE TO BENEFIT LOT 1 REGIONAL CATEGORY: CUDA NPAVEMENT LEGAL DESCRIPTION BE REMOVED PE 475 (EXISTING) COMMUNITY PLAN: NORTH COUNTY METRO SEWER & ACCESS EASEMENT TO BUENA UTILITIES: PE 465 .83 AC GROSS (4'x5' BOX) PORTIONS OF LOTS 18 AND 19 OF KEW GARDENS, ACCORDING TO MAP NO. 2046. AS SEWER: SANITATION DISTRICT 3477.0 IE-IN BUENA SANITATION DISTRICT FILED ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15, .51 AC GROSS 476.V IE OUT DATED NOV. 8, 1965 WATER: VISTA IRRIGATION DISTRICT 1927 TOGETHER WITH A PORTION OF THE WESTERLY HALF OF CLARENCE DRIVE AS REC. NO. 202758 .50 AC NET VISTA UNIFIED SCHOOL DISTRICT SCHOOLS. SHOWN ON SAID MAP NO. 2046. BEING IN THE COUNTY OF SAN DIEGO. STATE OF VISTA FIRE PROTECTION DISTRICT TELEPHONE: GAS & FLECTRIC: SAN DIEGO GAS & ELECTRIC CO. SITE ADDRESS: 1505 YORK DRIVE, VISTA, CA STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED PARK LAND DEDICATION STATEMENT PROPOSED TYPE "A-5" CO 473.0 IE IN 473.0 IE OUT GRASSY NO PARKLAND DEDICATION IS BEING PROPOSED, PAYMENT OF FEES WILL BE IN LIEU OF DEDICATION LEGEND: PE 465 PROPOSED FIRE HYDRANT 52 AC GROSS SPECIAL ASSESSMENT STATEMENT 50 AC NET EXISTING FIRE HYDRANT NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT -PROPOSED 40' WIDE (S) EXISTING SEWER PRIVATE ROAD & SOLAR ACCESS STATEMENT UTILITY EASEMENT EXISTING SEWER MANHOLE EXISTING SEWER EASEMENT TO INUNDATION LINE THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF BUENA SANITATION DISTRICT PROPOSED LOT NUMBER PER DOCS 202758 DATED. NOV. UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT 4 STORM DRAIN EASEMENT PE 465 PROPOSED PAD ELEVATION PRIVATE 10' TYPE 'B-2' INLE PROPOSED SLOPE EMBANKMENTS PE 465 STREET LIGHTING STATEMENT (2:1 MAX) (FILL/CUT) .53 AC GROSS NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS PROPOSED DAY LITE → PROPOSED DAY LITE .50 AC NET **ACCESS** EXISTING CONTOURS PROPOSED INUNDATION PROPOSED CONTOURS ACCESS IS FROM YORK DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD. PROPERTY FRONTS YORK DRIVE. EXISTING WATER LINE **EASEMENTS** EXISTING EASEMENT SCALE: 1" = 40'PROPERTY LINE AN EASEMENT TO THE BUENA SANITATION DISTRICT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1965 AS INSTRUMENT NO. 202758 OF OFFICIAL RECORDS. EXISTING STRUCTURE EXISTING INUNDATION LINE 100 YEAR FLOOD FILL/CUT LINE -+++FPROPOSED BROW DITCH PROPOSED RCP PIPE PROPOSED GRASSY SWALE LOT 3 PL LOT 4 PAD ELEV. PAD ELEV. EXISTING -PROPOSED 3" AC-EXISTING-PROPOSED 6" PROPOSED 6" PAVEMENT PAVEMENT OVER IMPROVEMENTS CURB & GUTTER GROUND CURB & GUTTER CURB & GUTTER 6" CL 2 BASE TYPICAL SECTION TYPICAL SECTION YORK DRIVE (PUBLIC) HAPPY DAZE LANE SECTION A-A GRASS SWALE - LOT 4